

**AN ORDINANCE**

**BY: COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE**

**AN ORDINANCE TO AMEND THE 2008 CITY OF ATLANTA STRATEGIC ACTION PLAN BY ADOPTING “ATLANTA BELTLINE MASTER PLAN SUB-AREA 3: BOULEVARD CROSSING”; AND FOR OTHER PURPOSES.**

**WHEREAS**, pursuant to 07-O-1946, the 2008 City of Atlanta Strategic Action Plan, adopted by the City Council on April 21, 2008 and approved by the Mayor on April 28, 2008, became the official comprehensive development plan of the City of Atlanta for the physical, social, and economic growth of the City as well as promote the public health, safety and general welfare of the City’s residents; and

**WHEREAS**, the BeltLine is one of the most comprehensive economic development efforts ever undertaken in the City of Atlanta and will combine greenspace, trails, transit, and new development along 22 miles of historic rail segments that encircle the urban core; and

**WHEREAS**, the BeltLine Master Plan consists of ten separate sub-areas; and

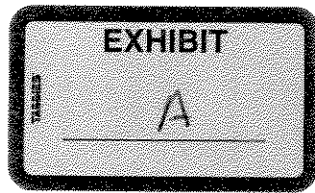
**WHEREAS**, Sub-area 3 of the BeltLine Master Plan, known as “Boulevard Crossing”, is wholly or partially located in NPU W, Y and council district 1; and

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**WHEREAS**, the Master Plan for Sub-area 3 has been completed and represents a collaborative effort between Atlanta BeltLine Inc., consultants from Ecos Environmental Design, Grice & Associates, Smith Dalia Architects, Dovetail Consulting, the Bureau of Planning, NPU’s, and neighborhoods.

**NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS:**

**Section 1.** That the 2008 Atlanta Strategic Action Plan is hereby amended to include the document, attached hereto and incorporated herein by reference as exhibit “A”, entitled “Atlanta BeltLine Master Plan Sub-area 3: Boulevard Crossing”.



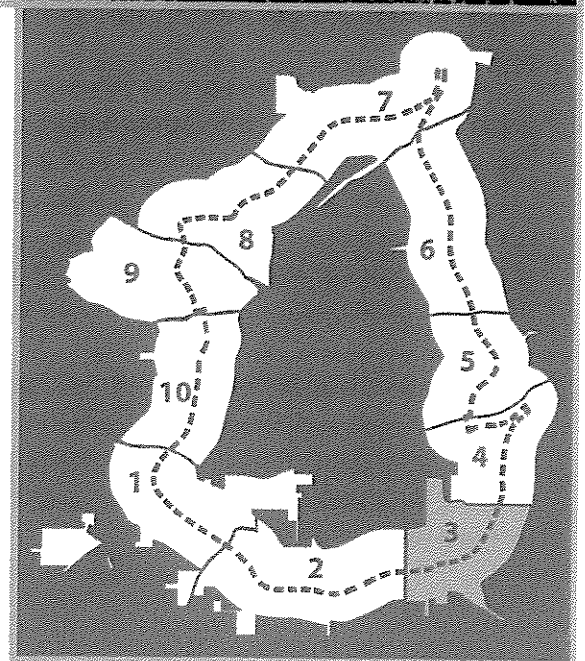
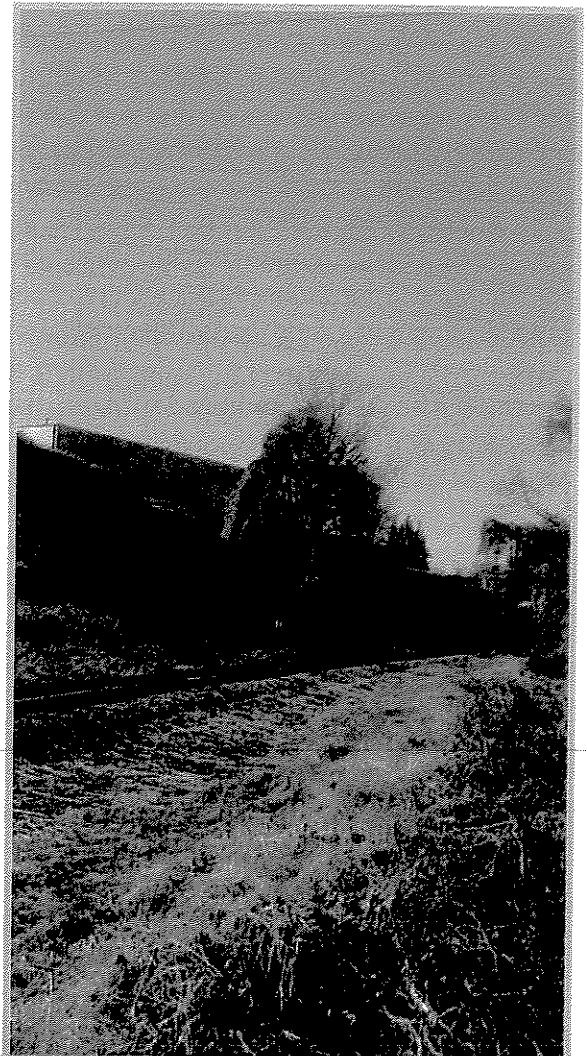
## Atlanta BeltLine Master Plan

# SUBAREA 3

## BOULEVARD CROSSING

Prepared for  
Atlanta BeltLine, Inc.  
By Ecos Environmental Design  
Grice & Associates  
Smith Dalia Architects  
Dovetail Consulting

September 2008



# Executive Summary

## Study Overview

Meeting the community's core values of Green, Diverse, and Historic- this Boulevard Crossing Subarea planning process integrates greenspaces, circulation, land use, and public arts to complete a comprehensive master plan and 5 year implementation strategy for one of ten subareas along the 22-mile BeltLine. Initiated by the City BeltLine Team (including Atlanta BeltLine, Inc., the City of Atlanta Department of Planning and Community Development, and the Department of Parks, Recreation, and Cultural Affairs) the integrated subarea master planning effort lays the foundation for overall BeltLine project implementation and strives to deliver Atlanta's wish list for the future including increased greenspace, enhanced mobility, economic development and vibrant, live-work-play communities. The Boulevard Crossing Subarea Plan builds on the foundation of previous BeltLine planning efforts; refining recommendations; identifying projects and programming related to parks, open space, mobility, circulation and land use; and providing the concept work to support future more detailed design/engineering of near-term projects. The purpose of the Boulevard Crossing Subarea Plan includes the following:

- To update and refine BeltLine-related planning efforts, taking into account recent development activity and relevant planning studies;
- To review the land use plan and circulation plan included in the 2005 Atlanta BeltLine Redevelopment Plan in combination with other land use plans previously completed for the subareas and finalize the land use to be incorporated into the Atlanta Strategic Action Plan (former Comprehensive Development Plan);
- To review and refine the proposed street grid framework for areas within the BeltLine Tax Allocation District that do not currently have the street network to support anticipated urban development patterns;

- To complete a master plan for Boulevard Crossing Park including concepts, program development, concept generation, cost estimates and review of operational issues; and
- To better define streetscape, pedestrian and roadway projects and associated cost estimates for high priority corridors necessary to support future BeltLine development as identified in the BeltLine Redevelopment Plan and BeltLine Street Framework Plan.

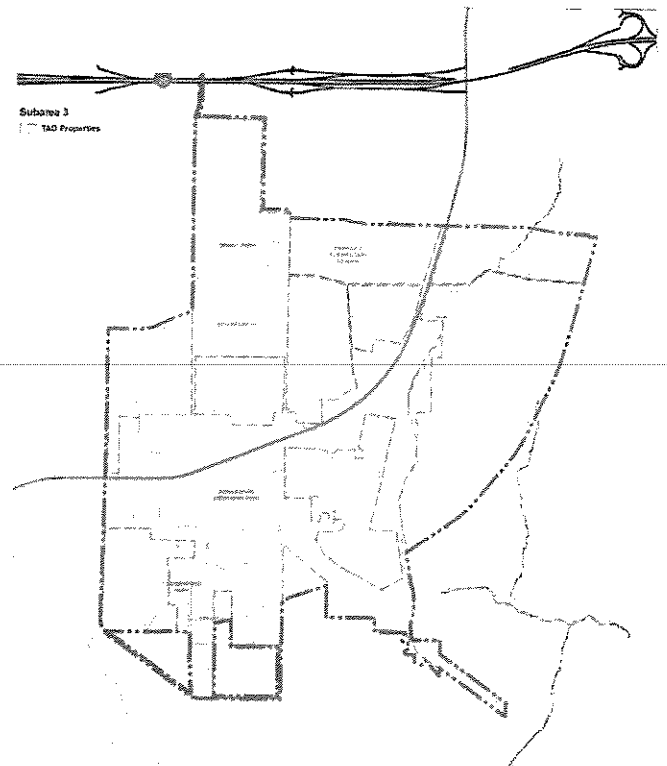


Figure 1 - Boulevard Crossing Subarea- 1,167 acres, Boulevard Crossing TAD- 529 acres

## Subarea Context

Encompassing Grant Park, Chosewood Park, and the new Boulevard Crossing Park plus 1,000 surrounding acres within the southeast quadrant of the City, the Subarea has the potential to enhance and interconnect greenspaces, as well as the seven Boulevard Crossing neighborhoods. The Subarea includes Boulevard, McDonough, Atlanta, Cherokee, Englewood, and Hill Street. Historically the street

grid has been disrupted and neighborhoods have been bisected by the railroad corridor. Specifically these constraints were addressed through this nine month planning process that focused on the redevelopment and rehabilitation of the industrial and vacant land dominating the Tax Allocation District.

#### Methodology and Community Input

The Boulevard Crossing Subarea Plan and Boulevard Crossing Park Master Plan were developed with input from the Southeast BeltLine Study Group, as well as a Planning Committee established exclusively to review and guide planning activities. Utilizing a series of Planning Committee meetings and five community/ Study Group meetings at key point in the process- community members established values, goals, and objectives, as well as explored placemaking to integrate land use and transportation at appropriate scales and design to support transit while respecting existing neighborhoods. Community feedback, in addition to, detailed existing conditions, identified opportunities and challenges, and recommendations from previous studies led to the development of two alternative options.

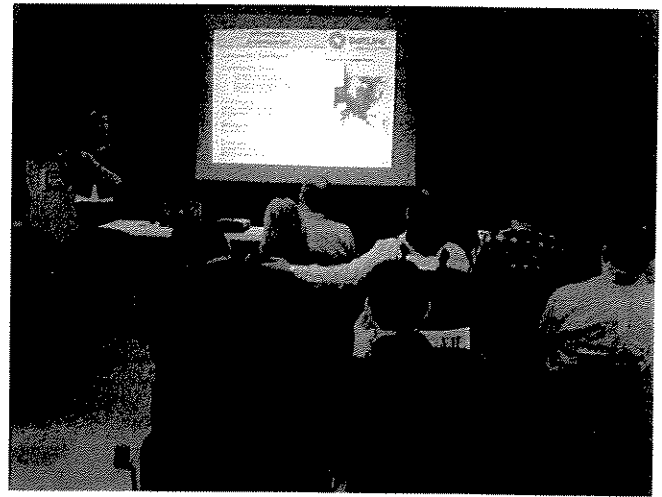
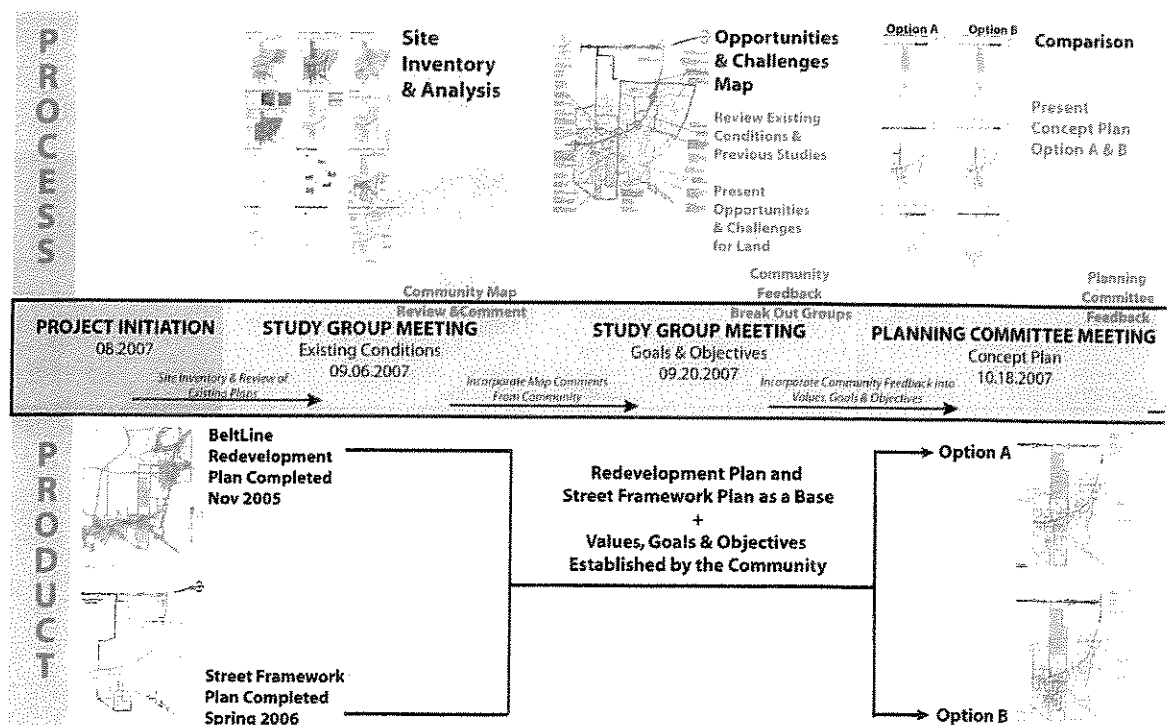


Figure 2- Study Group/ Community Meeting  
Courtesy of: Ecos

Merging these options, the final Subarea Plan represents further refinement based upon market and transportation analysis and expands upon the following key characteristics of the BeltLine Redevelopment Plan and Street Framework Plan:

- extension of a green network
- historic lot layout
- strong relationship of new uses to the BeltLine
- emphasis on diverse new living options



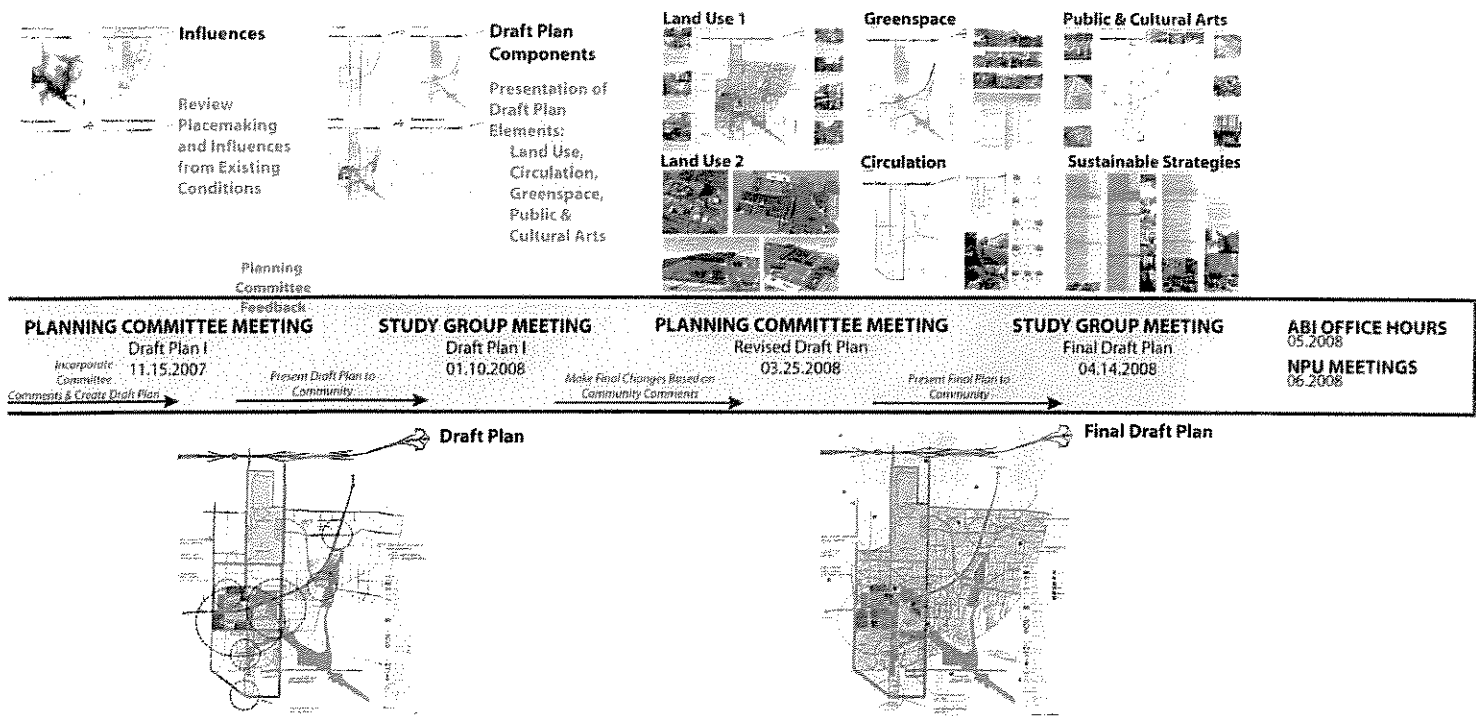
- continuation of the historic street pattern
  - connection between neighborhoods
  - expansion of transportation alternatives
- The Subarea Plan provides recommendations for four elements- Land Use and Urban Design, Public and Cultural Arts, Circulation/ Mobility, and Greenspaces. To meet the community vision illustrated in the Boulevard Crossing Subarea Plan, a series of sustainable action strategies were also developed that outline policy and zoning amendments to implement the Green, Diverse, and Historic values of the Boulevard Crossing Community.

#### Overview of Subarea Goals

Determination of the Boulevard Crossing Community values, goals, and objectives began with the very first subarea planning meeting, in which the community was asked series of questions to discern what they wanted to retain, what were their key concerns, and what would benefit the entire study area. Pulling from the community feedback, as well as, feedback from previous BeltLine Southeast Study Group Meetings and public engagement from previous studies, the Consultant Team presented draft values and goals to the community. The

Community refined the values and goals and established a number of objectives to meet the goals. The Boulevard Crossing Community values can be summarized as Green, Diverse, and Historic. The following are the established goals.

- Land Use and Urban Design Goals
  - Encourage development that is compatible with community values and future needs.
  - Facilitate mixed use "centers" (living, working and shopping) to promote economic development, serve the community neighborhoods and support alternative transportation modes.
  - Maintain a variety of residential opportunities, including mixed-income and workforce housing to strengthen the diverse community.
  - Expand civic facilities to support community growth.



- Public and Cultural Arts Goals

- Provide open, cultural, and civic spaces to promote social interaction and a thriving community.
- Identify, interpret and protect community historic and cultural resources.

- Circulation Goals

- Explore opportunities to incorporate innovative strategies into community-wide transportation solutions commensurate with future needs.
- Provide connectivity, continuity and redundancy among various modes of transportation.
- Allow transportation facilities to promote seamless neighborhood boundaries, while preserving and or enhancing community distinctions and character.
- Ensure future usage by developing a sustainable financial structure for maintenance.

- Greenspace Goals

- Reclaim/restore/create & expand community environmental resources.
- Ensure the recreational needs of the City of Atlanta are compatible with Boulevard Crossing community needs.

## Plan Summary

The Boulevard Crossing Subarea Plan illustrates two centers and five districts focused on the BeltLine and existing neighborhoods to provide diverse employment and living opportunities. These centers provide the density, diversity, and design needed for transit supportive mixed use and walkability. A series of linear greenspaces and trails connect these development centers/districts to BeltLine transit stops and existing neighborhoods. Comprising over fifty percent of the TAD, proposed and existing greenspaces are located at focal points within the community and encompass drainage ways and undeveloped forest land. The Subarea Plan also enhances

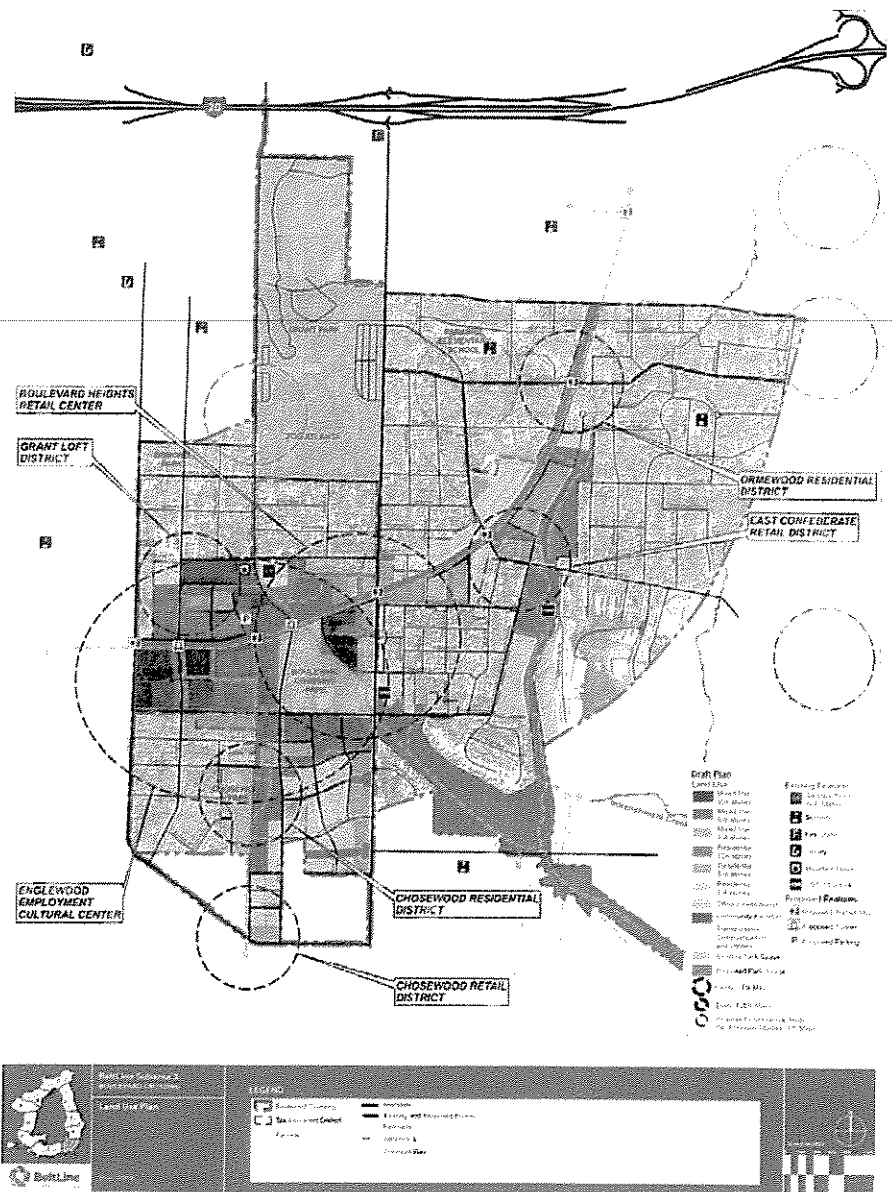



Figure 3 - Land Use Plan

- **Land Use and Design:** In addition to the development centers and districts being appropriately scaled and located to serve and enhance both the local neighborhoods and



opportunities highlighting the community's significant features.

- **Mobility/ Circulation:** The primary focus of the circulation component of the Subarea Plan is to follow complete street principles by providing multi-modal opportunities for all users (of all ages and abilities) whether pedestrians, bicyclists, transit users, or motorists. The Subarea Plan addresses the need for an interconnected network by establishing a hierarchy of circulation elements, in addition to enhancing the pedestrian and neighborhood environment through streetscape improvements. A detailed transportation analysis was completed, including trip generation, operational analysis, and intersection modeling to ensure future land uses are supported. Key mobility projects that will positively improve connections and accessibility include the extensions of Cherokee Street, Gault Street, Mead Street, and Grant Street.

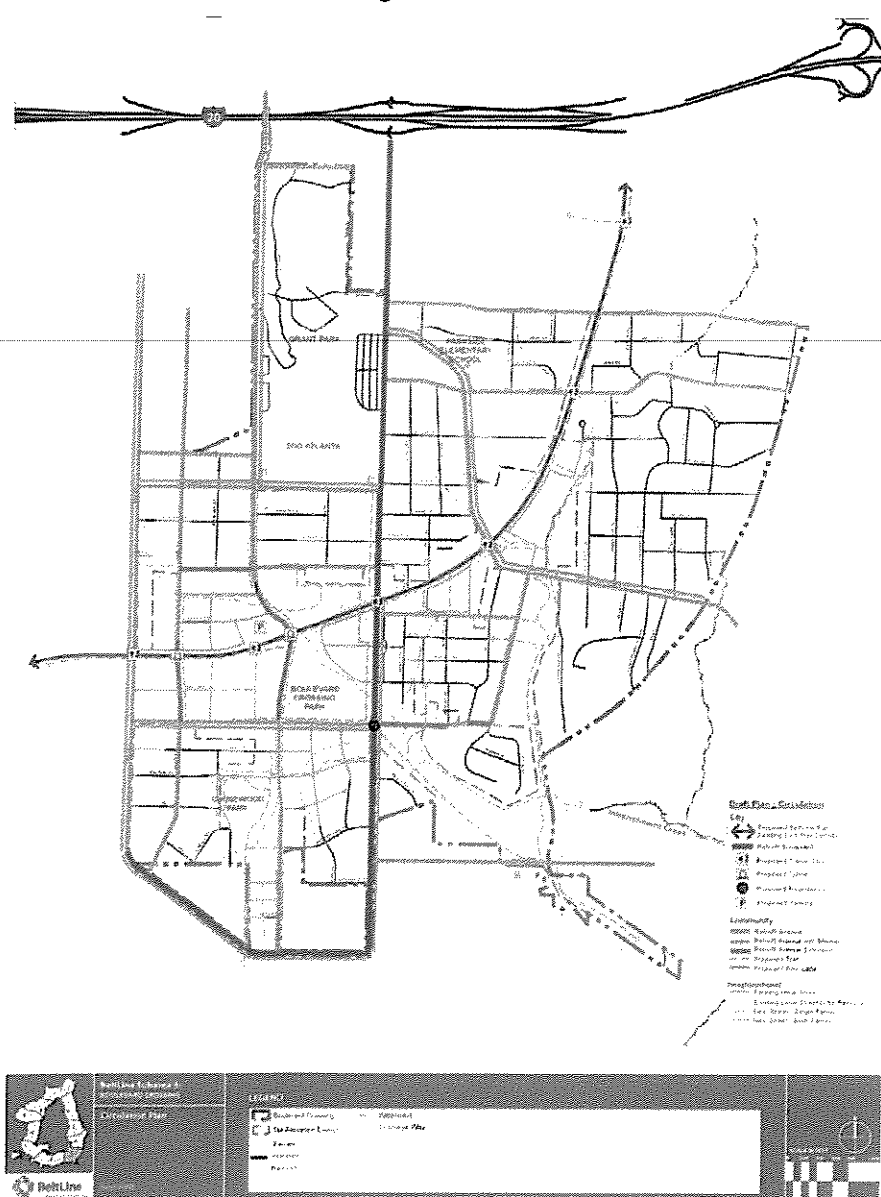


Figure 4 - Circulation Plan



- **Parks and Open Spaces:** The diversity and quantity of existing and proposed greenspaces within the Subarea Plan satisfies the projected future need of Boulevard Crossing residents and visitors into 2030. The Subarea Plan establishes three scales and multiple types of greenspaces encompassing 57% of the TAD properties and 27% of the entire subarea. This includes neighborhood park space for Ormewood and Boulevard Heights which are currently lacking greenspace, almost doubling Chosewood Park, and connecting multiple neighborhoods to the BeltLine via an extensive multi-use trail

network. The Subarea planning process also included the development of a Master Plan for Boulevard Crossing Park, which focused on the theme Urban Confluence- seeking to restore the existing highly-disturbed landscape through infusing it with active and passive recreation, art, and nature.

Highlights of the Sustainable Action Strategies (policy and zoning recommendations) include involving artists in design development, promoting the BeltLine Arboretum, incorporating low impact and green development practices, and ensuring

architectural step back at the street. The Boulevard Crossing Subarea Plan meets transit element requirements to ensure successful BeltLine implementation, updates and refines the Atlanta BeltLine Redevelopment and Street Framework Plans, and incorporates the Boulevard Crossing community values and goals.

The Boulevard Crossing Subarea Plan document contains an Existing Conditions Report and Plan Recommendations Report. In addition, a full Transportation Impact Report and Boulevard Crossing Park Master Plan Report are located in the Appendix of the Plan Recommendations Report.

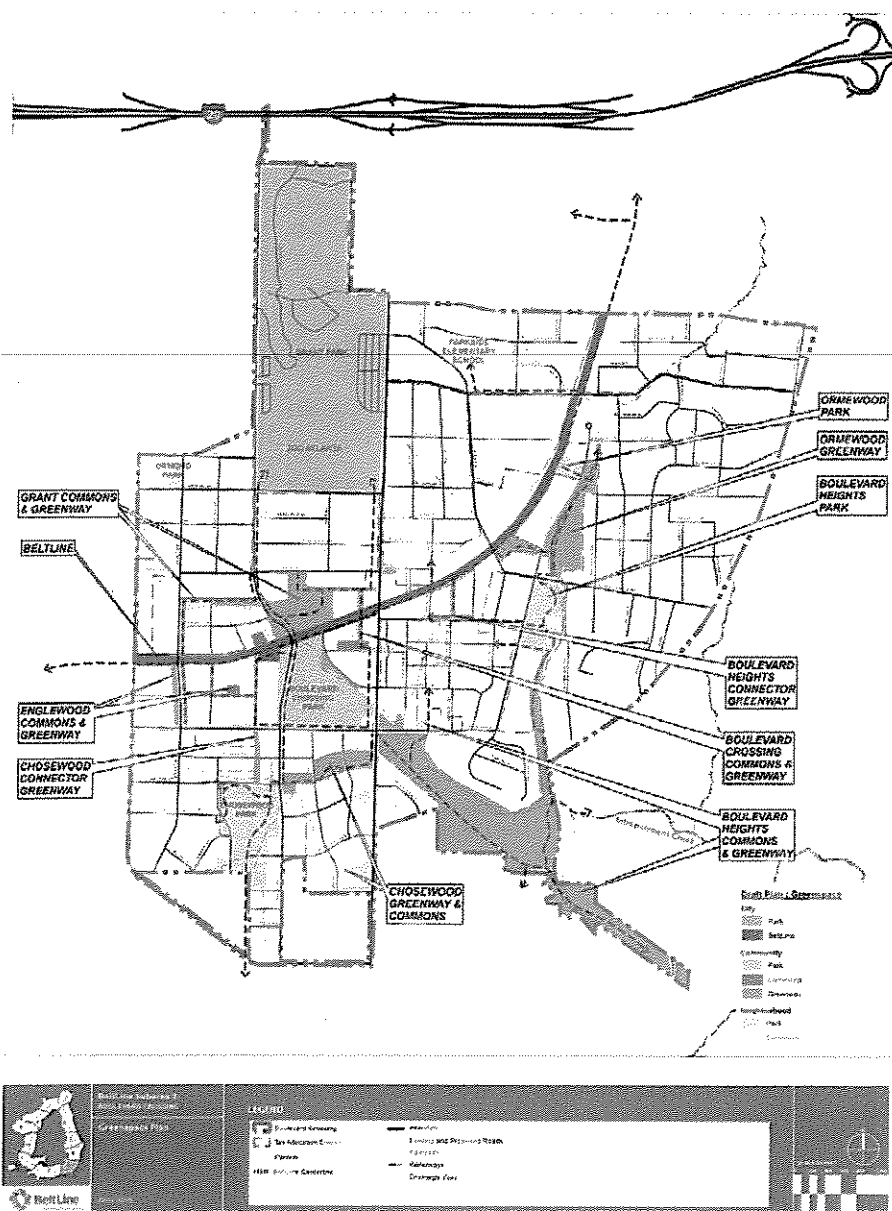


Figure 5 - Greenspace Plan



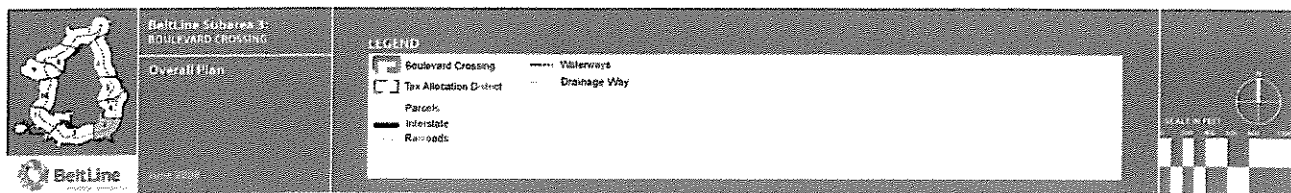
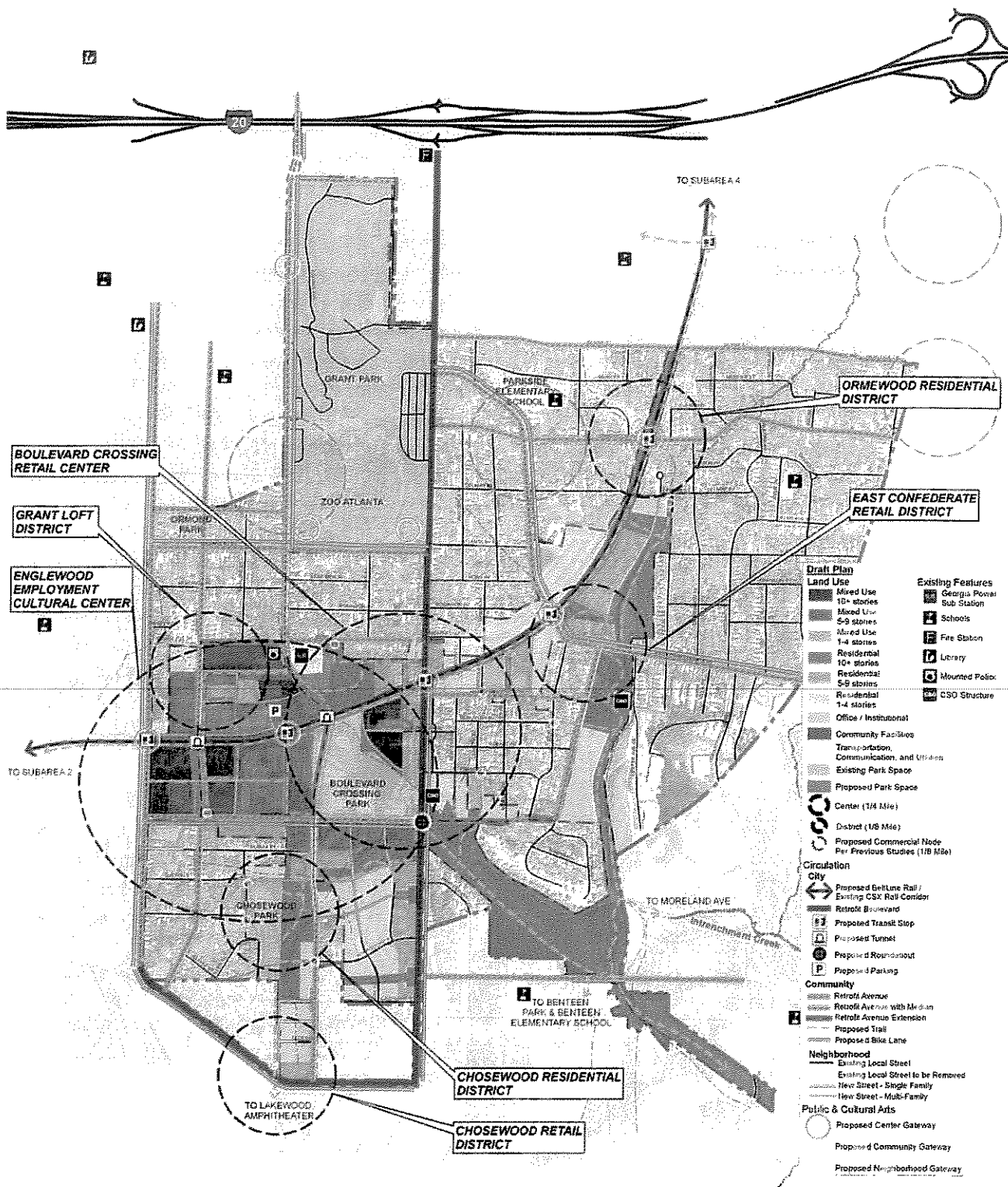


Figure 6 - Final Boulevard Crossing Subarea Plan

## Urban Confluences:

Emphasis on bringing nature, recreation, and urban elements together into a cohesive, highly accessible system. Focus on active recreation and natural systems. Include passive recreation, public art, individual health, and interpretation of the restored landscape. Active recreation, passive recreation, and urban elements are hybrid and integrated for the urban environment.

### Program Elements

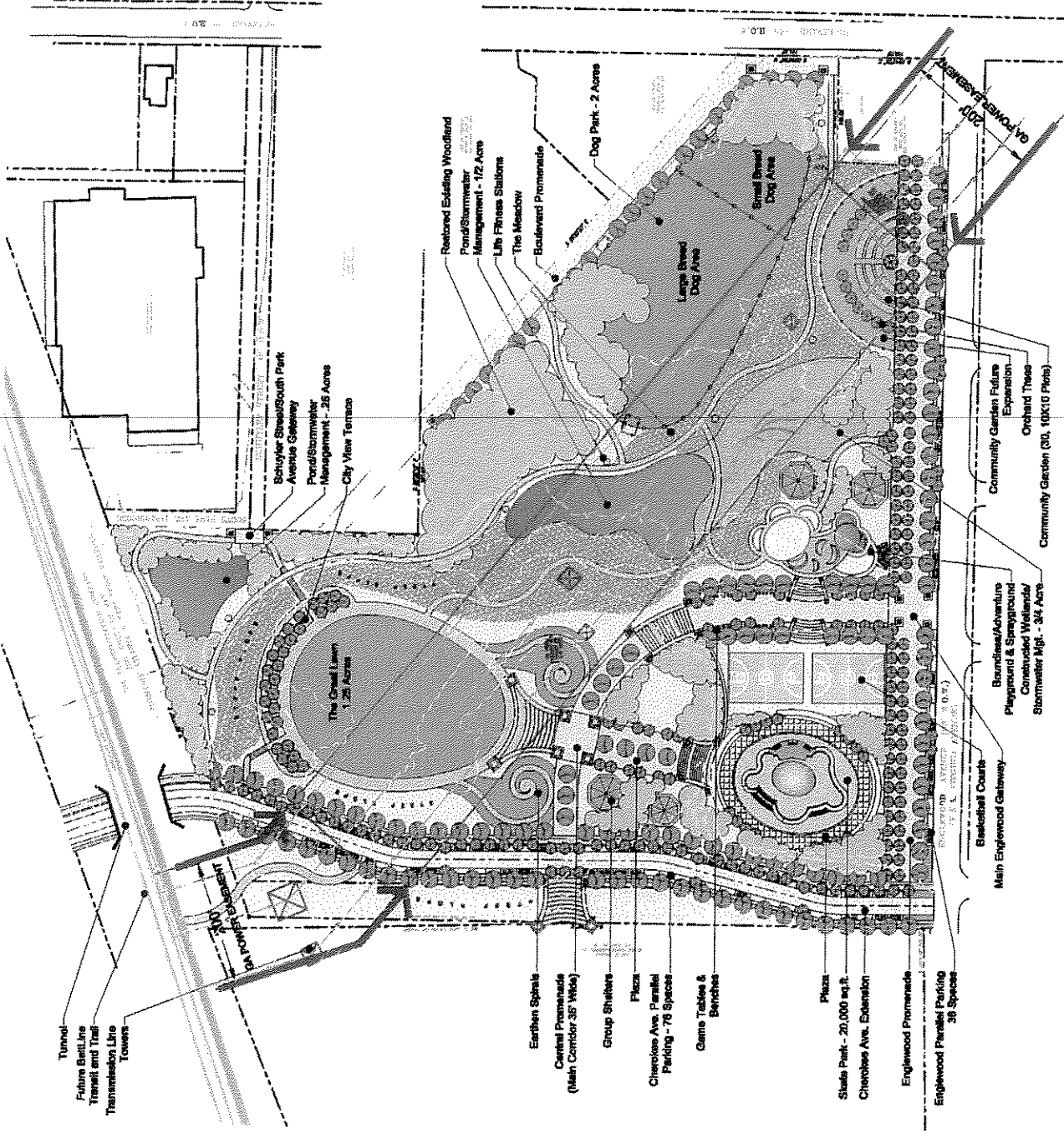
**Character:** Major pedestrian route, adjacent to building, vehicular traffic kept to the perimeter of the park. Pedestrian use to be defined in a hierarchy from the main thoroughfare and millage into which the park is integrated. Connections to the restored landscape. Connections to surrounding community shall be prominent on all sides of park.

**Active Recreation:** Active sports fields and activity zones to be organized into like groups and to provide recreation alternatives currently lacking in the City park system.

**Passive Recreation:** Extensive trail system which may include wet and hard surface trails, including a network of trails for a variety of public spaces of offering alone, as well as broad swaths of restored natural areas. Edible landscape / community gardens.

**The Arts:** Extensive opportunities for outdoor art installations featured at public spaces/parkways as well as opportunities for interpretation, potential for performance art and Class C or D facilities.

**Recreation:** Significant recreation management in the form of ponds and constructed wetlands. Predominantly native landscape with lower maintenance. Opportunities for a wide variety of interpretation, conservation and preservation. Park will increase human well-being. Select and use sustainable materials and properly manage waste production.



**Part II: Legislative White Paper:** (This portion of the Legislative Request Form will be shared with City Council members and staff)

**A. To be completed by Legislative Counsel:**

**Committee of Purview:** CD/HR

**Caption:**

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**Council Meeting Date:** 3/16/09

**Requesting Dept.:** DPCD

**FAC Confirmed by:** N/A

**B. To be completed by the department:**

**1. Please provide a summary of the purpose of this legislation (Justification Statement).**

***Example: The purpose of this legislation is to anticipate funds from a local assistance grant to purchase child safety seats.***

The purpose of this legislation is to adopt the Beltline Subarea 3 Masterplan, Boulevard Crossing(see attachment A.)

**2. Please provide background information regarding this legislation.**

***Example: The task force of homelessness conducted a study regarding homelessness, its impact and consequences on the City. This resolution reflects the Mayor's desire to open a twenty-four hour center that will respond to the needs of the homelessness in Atlanta.***

The Beltline Project is a 22 mile loop of land around the City of Atlanta. The project area was divided into 10 subareas for planning and development purposes.

3. If Applicable/Known:

- (a) Contract Type (e.g. Professional Services, Construction Agreement, etc): NA
- (b) Source Selection:
- (c) Bids/Proposals Due:
- (d) Invitations Issued:
- (e) Number of Bids:
- (f) Proposals Received:
- (g) Bidders/Proponents:
- (h) Term of Contract:

4. Fund Account Center (*Ex. Name and number*):

Fund: \_\_\_\_\_ Account: \_\_\_\_\_ Center: \_\_\_\_\_

5. Source of Funds: *Example: Local Assistance Grant* NA

6. **Fiscal Impact:** Beltline development project funding will come from the funds generated by the Beltline Tax Allocation District.

*Example: This legislation will result in a reduction in the amount of \_\_\_\_\_ to Fund Account Center Number \_\_\_\_\_.*

7. Method of Cost Recovery: NA

*Examples:*

- a. *Revenues generated from the permits required under this legislation will be used to fund the personnel needed to carry out the permitting process.*
- b. *Money obtained from a local assistance grant will be used to cover the costs of this Summer Food Program.*

TRANSMITTAL FORM FOR LEGISLATION

TO: MAYOR'S OFFICE

ATTN: GREG PRIDGEON

Dept.'s Legislative Liaison: Garnett Brown

Contact Number: x6724

Originating Department: Planning and Community Development

Committee(s) of Purview: CDHR

Chief of Staff Deadline: January 14, 2009

Anticipated Committee Meeting Date(s): March 10, 2009

Anticipated Full Council Date: March 16, 2009

Legislative Counsel's Signature: \_\_\_\_\_

Commissioner Signature: \_\_\_\_\_

Chief Procurement Officer Signature: \_\_\_\_\_

**CAPTION**

**AN ORDINANCE**

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FINANCIAL IMPACT (if any): Not Applicable

Mayor's Staff Only

Received by CPO: \_\_\_\_\_  
(date)

Received by LC from CPO: \_\_\_\_\_  
(date)

Received by Mayor's Office: 1/14/09 amc  
(date)

Reviewed by: 1/15/09 amc JP  
(date)

Submitted to Council: 1/15/09  
(date)